

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 20, 1973

Application No. 11388 - Robert C. Larson, appellant

On motion duly made, seconded and carried by a vote of 3-0, (Mr. Harps and Mr. Scrivener not voting), the following Order of the Board was entered at the meeting of July 24, 1973.

EFFECTIVE DATE OF ORDER -- **JUL 27 1973**

ORDERED:

That the application of Georgetown-Inland Corporation for special exception to density regulations for roof structures for proposed office building at 1055 Thomas Jefferson Street, N.W., Lots 26, 27, 60-64, Square 1191 be GRANTED.

FINDINGS OF FACT:

1. The property is located in an M District.
2. The property will be developed with a six-story brick office building.
3. The building will contain a parking garage, two levels of retail and five levels of office space.
4. The lot area is 44,217.18 square feet.
5. The allowable area of roof structure is within the legal limits.
6. The composition of the roof structure will be mechanical equipment, elevator and stairs.
7. The material and color of both the street facade and the roof structure will be red brick.
8. Opposition was registered at the public hearing.

Application No. 11388

PAGE 2

OPINION:

Section 3308 and associated Sections of the Zoning Regulations limit the Board's jurisdiction to reviewing the size, location, and design of the roof structure as related to the principal building.

The Board concludes that the roof structure of this proposed building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the propose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

*James E. Miller*

JAMES E. MILLER

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.